

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION REGULAR MEETING  
July 22 2014  
112 Confederate Street  
7:00 PM**

Present: Chairman James Traynor, Hynek Lettang, Chris Wolfe, Tom Petty, John Garver, Ben Hudgins, Planning Director Joe Cronin

Absent: Tony White

Guests: Larry Huntley (Fort Mill Town Council), Cooper Willis (Capital Advisors), Jim Haden (Stewart Inc), Kevin Granelli (Trinity Land Group), John Marks (Fort Mill Times), Joan Houck (Resident), Frank Collins (Resident)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Mr. Wolfe made a motion to approve the minutes from the June 24, 2014, meeting as presented. Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

**PUBLIC HEARING**

Chairman Traynor opened the public hearing on the request to rename Dobys Bridge Road (State Route 36) as N Dobys Bridge Road and South Dobys Bridge Road. The following individuals spoke during the public hearing:

Joan Houck: Mrs. Houck recommended using the names of fallen service members for new road names.

Frank Patterson: Mr. Patterson recommended several names for the northern section of Doby's Bridge Road with local ties to the community, including: Willie Patterson, Weyanne, Field of Dreams, and Upper Dobys Bridge. Mr. Patterson also stated that since the northern section of Dobys Bridge now aligned with Holbrook Road, that Holbrook would also be a logical road name.

Chairman Traynor asked if anyone else would like to provide comments on the request. No one else wished to speak, and the public hearing was closed.

Planning Director Cronin asked the Planning Commission to reorder the agenda so as to take up the renaming request (New Business #2) following completion of the public hearing. There was no objection and the agenda was reordered.

**NEW BUSINESS ITEM**

1. **Road Name Change: Dobys Bridge Road:** A discussion took place regarding the road name. Chairman Traynor thanked Mrs. Houck and Mr. Patterson for their suggestions. Mr. Hudgins stated that it would make sense to use Holbrook Road for the northern section of Dobys Bridge Road, but questioned how that would go over with the county. Planning Director Cronin stated staff's opinion, at both the town and county level, that continuing to use the Dobys Bridge Road name, with a North/South distinction, would have the smallest impact to existing residents and businesses. Planning Director Cronin also stated that the county Planning Commission had approved N/S Dobys Bridge, and it would be best to avoid having multiple names along the corridor. Mr. Hudgins made a motion to approve the renaming to N/S Dobys Bridge Road, with a second by Mr. Petty. The motion was approved by a vote of 6-0.

## **OLD BUSINESS ITEMS**

1. **Mixed Use Plan & Development Conditions: Pleasant Vista Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review amendments to the proposed concept plan and development conditions for the Pleasant/Vista Mixed Use Development. The applicant, Cooper Willis, highlighted the significant changes made since the June meeting, including: reducing the total unit count from 982 to 931, reducing the overall density from 6.25 to 5.93 DUA, reducing the number of units south of Vista Road, requiring a minimum of 10% of housing units to be senior housing, limiting the amount of traffic-generating retail space, enhancing buffer requirements between the project and the Whitley Mills subdivision, expanding the use and location of sidewalks, establishing enhanced development guidelines, and increasing the amount of open space. In regards to concerns about traffic impact, Mr. Willis stated that the revised conditions would limit the number of parcels and units that could be developed until the earlier of the following: when planned road improvements are under development, or January 1, 2018. Chairman Traynor asked if anyone else in the audience wished to speak in regards to the development, and no one else wished to speak.

Chairman Traynor thanked Mr. Willis for addressing the concerns raised by the Planning Commission during the last meeting. A discussion took place regarding traffic impact, with members of the commission expressing concern that the planned roadway improvements would not be completed by January 1, 2018. Mr. Wolfe asked whether the phasing schedule would allow work once *all* conditions were met, or just a single condition. Mr. Willis stated that his intent was for all conditions to be met before work could begin on other phases. Mr. Petty questioned whether it would be better to use the term "substantially completed" rather than "contracted for construction," as these types of improvements typically take several years to complete. Mr. Traynor asked if the developer would still be allowed to subdivide the property, install roads, utilities and other infrastructure, or if the phasing schedule would limit all development on the affected parcels. Planning Director Cronin suggested that most projects with similar requirements allow for the withholding of actual building permits, since the vertical construction is what ultimately generates the traffic impact. Mr. Wolfe asked whether the applicant would consider removing the January 1, 2018 date from the conditions, and instead require that all improvements referenced in the development conditions would need to be completed before the remaining phases could be

developed. Mr. Willis was amenable to the change. Planning Director Cronin stated that the development conditions were good for 10 years, and if a single roadway project was delayed for an extended period of time, we would likely end up back here in 10 years to review an entirely new plan for the remaining sections of the project. All members, as well as the applicant, agreed that they were okay with that possibility.

Mr. Hudgins made a motion to recommend in favor of the Concept Plan and Development Conditions, with the following amendments to Paragraph 14 of the Development Conditions:

#### 14. Construction Schedule and Phasing

This Pleasant Vista Mixed Use Development will be constructed in phases. The following commitments are made for the development sequencing/phasing:

- a) ~~Only~~ With the exception of parcels 1, 6a-b and 7a-b, as shown on the Concept Plan attached as Exhibit B, no vertical building permits will be issued for any other parcel can be developed prior to either January 1, 2018 or until each of the following conditions having have been met, whichever occurs first:
  1. ~~SCDOT required traffic improvements have been contracted for implementation~~ at the intersection of Pleasant Road (Highway 22) and Gold Hill Road (Highway 98) shall be substantially completed and open to traffic.
  2. Interchange improvements ~~have been made~~ at I-77/Gold Hill Road (exit 88) shall be substantially completed and open to traffic.
  3. ~~The Plans for the proposed middle school plans~~ at the intersection of Pleasant Road and Vista Road, and including all associated road improvement plans, are shall be finalized and approved by SCDOT.
  4. ~~SCDOT required~~ Any project-related improvements to Pleasant Road, Vista Road, and other surrounding roads and intersections, as deemed necessary by SCDOT and the Town of Fort Mill following completion of the TIA (see paragraph 5b), ~~have been contracted for implementation~~ shall be substantially completed and open to traffic.
- b) Provided all other requirements of these Development Conditions have been satisfied, the provisions of Paragraph 14(a) shall not apply to parcels 1, 6a-b and 7a-b, or to any associated improvement related to a community recreation area, greenway, trail, and/or sidewalk within the Pleasant/Vista Mixed Use Development.

Mr. Garver seconded the motion. The motion was approved by a vote of 6-0.

2. **Text Amendment: Local Commercial District:** Planning Director Cronin requested to move this item to the end of the agenda. There was no objection, and the agenda was reordered. (See below)
3. **Request to Approve Road Name: New Road/Cul-De-Sac:** Planning Director Cronin requested to move this item to the end of the agenda. There was no objection, and the agenda was reordered. (See below)

## NEW BUSINESS ITEMS

1. **Annexation Request: Talkington Property:** Planning Director Cronin provided a brief update regarding the request, the purpose of which was to review and provide a recommendation on the annexation and zoning designation for approximately 168 acres on S. Dobys Bridge Road.

Mr. Petty inquired as to whether the property would be clear cut. The applicant, Kevin Granelli, stated that there would be selective clearing and open space areas would be maintained, similar to River Chase.

Mr. Hudgins, Mr. Garver, Mr. Lettang and Mr. Wolfe all expressed concerns about traffic impact to Dobys Bridge Road. Mr. Traynor suggested that the project could be deferred, and the applicant can bring back a proposal or recommendation for addressing the concerns about traffic impact.

Mr. Wolfe made a motion to defer consideration of the request until the next meeting, with a second by Mr. Lettang. The motion to defer was approved by a vote of 6-0.

2. **Road Name Change: Dobys Bridge Road:** This item was taken up after the public hearing. (See above)

## OLD BUSINESS ITEMS (CONTINUED FROM ABOVE)

2. **Text Amendment: Local Commercial District:** Planning Director Cronin provided an update on the draft ordinance. As requested during the last meeting, a copy of the town's noise ordinance was included in the agenda packet for review. Chairman Traynor recommended adding meeting and entertainment establishments to the list of conditional uses, along with restaurants, where the new outdoor speaker provisions would apply. Mr. Wolfe recommended amending Section 8(3)(G)(1) dealing with utility substations to remove chain link fences from the list of screening materials, and to amend the paragraph to require that such uses shall be enclosed by a fence or wall at least six feet in height above finish grade, or by some other screening material deemed appropriate as part of the appearance review process. Planning Director Cronin also provided draft recommendation for a possible amendment to the town's noise ordinance. Mr. Wolfe made a motion to recommend in favor of the ordinance amending the LC Local Commercial district, inclusive of the amendments recommended by himself and Chairman Traynor. Though the noise ordinance lies outside the purview of the Planning Commission, Mr. Wolfe also

recommended in favor of amending the noise ordinance to be consistent with the new outdoor speaker requirements for restaurants and similar uses. Mr. Lettang seconded the motion. The motion was approved by a vote of 6-0.

3. **Request to Approve Road Name: New Road/Cul-De-Sac:** Planning Director Cronin stated that he had been in contact with a member of the Hinson family. Three names were provided for consideration: Hinson Court, Mary Hinson Court, and Mary Vi Court. Hinson is already in use for a street name in York County, so staff recommended in favor of Mary Hinson Court or Mary Vi Court. A comment was made that Mary Vi, when capitalized, could be mistaken for Mary VI (the sixth). Mr. Hudgins made a recommendation in favor of Mary Hinson Court for the new street, with a second by Mr. Petty. The motion was approved by a vote of 6-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

1. **Discussion of Possible Amendments to the R-5 Zoning District:** Planning Director Cronin stated that he had spent some additional time considering amendments to the R-5 district. Based on concerns previously raised by the Planning Commission, he thought it may be best to remove townhomes from R-5 entirely, and to create a new district solely for townhomes. Members of the commission agreed that this would address their concerns about possible “bait-and-switch” rezonings, and asked staff to prepare an ordinance amendment.
2. **Impact Fee Update:** Planning Director Cronin stated that he had been in contact with the town’s impact fee consultant, Matt Noonkester of Stantec. Stantec has substantially completed its data compilation process, and work on the impact fee study is progressing. Staff expects to have a first draft of the study in the next 30-45 days. Shortly thereafter, a draft will also be shared with the Planning Commission. Given the size and scope of the project, staff recommended holding a workshop outside of the regularly scheduled meeting date and time to review and provide comments on the study.
3. **Discussion About Traffic Issues:** Mr. Wolfe raised the issue of traffic concerns within the town limits, and asked what could be done to address some of the problems. Planning Director Cronin provided an overview of possible solutions, including: changes to town development policies, ordinances and design guidelines; bringing in additional transportation planning resources, such as a dedicated transportation planner and/or consultants; encouraging transportation alternatives such as sidewalks, bike lanes and transit; deterring non-resident cut through traffic via reduced speed limits and vigorous enforcement; identifying funding sources for transportation projects, such as impact fees, property tax dollars, or other revenue sources; and investing in roadway improvements such as new alignments, widenings, intersection improvements, turn lanes, traffic control devices, and signal coordination. Planning Director Cronin stated that growth management practices can only be so effective, as the town’s traffic will always be impacted by what goes on outside our municipal borders. Given the cost of major roadway improvements, funding shortfalls are probably the largest obstacle to overcome. Planning Director Cronin

encouraged members to attend RFATS meetings, and to contact their state representative and senator to advocate for more transportation dollars in the Fort Mill area.

There being no further business, the meeting was adjourned at 9:46 pm.

Respectfully submitted,

Joe Cronin  
Planning Director